

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12703, of Southwest Church of Christ, pursuant to Sub-section 8207.2 of the Zoning Regulations, for a special exception under Paragraph 3104.46 to continue the operation of a community center in the R-4 District at the premises 1307 Irving Street, N.W., (Square 2848, Lot 58).

HEARING DATE: July 26, 1978
DECISION DATE: August 2, 1978

FINDINGS OF FACT:

1. The subject property is located in an R-4 District, on the north side of Irving Street, N.W., number 1307.
2. The property is presently utilized as a community center, pursuant to this Board's previous Order No. 11884, dated June 9, 1975. The center has been in operation since 1969, with no record of objectionable activity.
3. The applicant proposes the continuation of the subject property as a community center. The name has been changed since the prior BZA application to Christian Service Center, but the goals are the same.
4. The property is rectangular in shape and is approximately 2000 square feet in land area.
5. The property is improved with a three story brick semi-detached dwelling, with a small sign on the front facade which blends with the facade and which reads "Christian Service Center". There is an eight foot high chain link barbed wire topped fence which encloses the rear yard. The applicant proposes no structural alterations.
6. The property is surrounded to the north by an alley, followed by a garage, further followed by single family row dwellings. To the east abutting the property there is a row dwelling, followed by the Church of Christ. Further east and across 13th Street is the Harriett Tubman Elementary School. To the south across Irving Street there are vacant row dwellings which appear to be undergoing renovation. To the west abutting the property, there is an alley followed by row dwellings up to 14th Street.

7. The applicant proposes the operation of a Christian Educational Center, which offers bible classes, as well as neighborhood extracurricular activities.

8. The hours of operation vary from day to day, however, the center is used regularly from 7 to 9 p.m., on Wednesday, and 9 to 11:30 a.m., and 4 to 7 p.m. on Sundays.

9. There was no written recommendation of Advisory Neighborhood Commission 1A on the application. The Board notes that in the Municipal Planning Office report, hereinafter mentioned, that the ANC was contacted and was reported by MPO to be in favor of the application.

10. The Municipal Planning Office, by report dated July 7, 1978, recommended approval of this application on the grounds that the center provides a community service, and the granting of this request will be in harmony with the general purpose and intent of the Zoning Regulations. The Board so finds.

11. There was no opposition to the granting of this application.

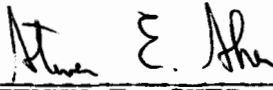
CONCLUSIONS OF LAW AND OPINION:

Based on the foregoing Findings of Fact and the evidence of record, the Board concludes that the continued use of the subject property as a community center is not likely to become objectionable to neighboring properties because of noise or other objectionable conditions. The requested special exception is in harmony with the general purpose and intent of the Zoning Regulations, and will not tend to adversely affect the use of neighboring property. The Board further concludes that the center is not organized for profit, but exclusively for the promotion of social welfare in the community. The use is reasonably necessary and convenient to the neighborhood in which it is proposed to be located. The program meets the requirements of Paragraph 3104.46 of the Zoning Regulations. It is therefore ORDERED that this application is hereby GRANTED for a period of THREE YEARS from the date of expiration of the previous Certificate of Occupancy, which may be renewed at the discretion of the Board upon the filing of a new application pursuant to Paragraph 3104.46 of the Zoning Regulations.

VOTE: 4-0 (Theodore F. Mariani, Chloethiel Woodard Smith and William F. McIntosh to GRANT; Leonard L. McCants not present, not voting).

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ATTESTED BY:



STEVEN E. SHER
Executive Director

BY THE ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

FINAL DATE OF ORDER: 30 AUG 1978

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.